

NO TRANSFER
TAX PAIDDEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

37-131

013470

THIS deed is made by PERLEY E. DOYON, Personal Representative of the Estate of Ernest J. Doyon, Deceased, Grantor, TO PERLEY E. DOYON of Waterville, County of Kennebec and State of Maine, Grantee.

WHEREAS, the Last Will of Ernest J. Doyon, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantee the following described real property:

A certain lot or parcel of land, to wit, Lots Fourteen, Fifteen and Sixteen, 14-15-16, of land known as Nelson Heights in said Waterville, on a plan made by Ernest W. Branch, C.E. made August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920, more fully described as follows: Bounded on the north by Lot Thirteen (13), on the east by Ridgewood Avenue, on the south by Lot Seventeen (17) and on the west by land of A.F. Hutchinson. Said lots each contain three thousand square feet.

Also, another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Being Lots Seventeen (17) and Eighteen (18) on plan known as Nelson Heights made by Ernest W. Branch, C.E. August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920. Said lots being more fully described as follows: Bounded on the north by Lot Sixteen (16) on said plan, on the east by Ridgewood Avenue, on the south by Lot Nineteen (19) and on the west by land now or formerly of A.F. Hutchinson line being sixty (60) feet long and being parallel with the line on Ridgewood Avenue.

No huts or shanties to be erected by the grantee or his assigns but said grantor does not hold himself responsible for the enforcement of this restriction. DESCRIPTION CONTINUED ON EXHIBIT A.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

Being the same premises conveyed to Ernest J. Doyon by deed of Joseph Theriault and Annie Theriault dated September 11, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1354, Page 259.

EXECUTED: June 17, 1988

Estate of Ernest J. Doyon

By:


Perley E. Doyon
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: June 17, 1988

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Perley E. Doyon, as Personal Representative of the Estate of Ernest J. Doyon, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,


Notary Public

Stephen F. Dubord
Attorney At Law
Notary Public

My Commission Expires September 4, 1994

SEAL

EXHIBIT A

Also conveyed herewith is the interest of the Grantor, if any, in that portion of Ridgewood Avenue, so-called, as shown on the plan of Nelson Heights, that abuts the lots herein conveyed. Excepting and reserving, however, that portion of Ridgewood Avenue previously conveyed by Perley E. Doyon, Personal Representative of the Estate of Ernest J. Doyon, to Kris Vanhemert by deed recorded in the Kennebec County Registry of Deeds in Book 3348, Page 95. The covenants of warranty herein do not apply to any title in and to Ridgewood Avenue, so-called.

RECEIVED KENNEBEC SS.

1988 JUN 28 AM 9:00

ATTEST: *Therese B. Manna*
REGISTER OF DEEDS